

Note: The following case(s) is/are included in this ad.
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Process No.	Applicant Name
<u>04-275</u>	<u>SUMMERVILLE DEVELOPMENT INC.</u>
<u>04-388</u>	<u>D & A ISAAC INVESTMENT GROUP & RAMLE INTERNATIONAL CORP.</u>
<u>04-407</u>	<u>BU MOTORS II L. L. C., ET AL</u>
<u>05-121</u>	<u>SOUTHEAST NARANJA ROCK L. L. C.</u>

APPLICANT: SUMMERVILLE DEVELOPMENT INC.

- (1) MODIFICATION of paragraph 12 of a Planned Area Development Agreement recorded in Official Record Book 21005 at pages 3020 – 3045 as amended by Planned Area Development agreement recorded in Official Record Book 22594 at pages 3602 – 3616, reading as follows:

FROM: "12. Charter School. Prior to the issuance of the first certificate of occupancy for the property, the owners shall identify a 2.5± acre site within the property (the "School Site") for the construction and operation of a K-5 charter school (the "Charter School"). The Charter School shall be subject to approval by the County under separate application. Said application shall be subject to review and approval by the Public Works Department Traffic Concurrency Section, in addition to the review and approvals required by local and state laws and regulations. Subject to said approvals, the Charter School shall be in operation prior to the issuance of a certificate of occupancy for the one hundred sixty-sixth (166th) dwelling unit. Until all of the required approvals for the Charter School are granted, the School Site shall be maintained as open/green space. In the event that the Charter School is not approved by all of the appropriate agencies, the school site shall remain as open/green space, and the owner may proceed with the development of the property as provided herein."

TO: "12. Charter School. Prior to the issuance of the first certificate of occupancy for the property, the owners shall identify a 2.5± acre site within the property (the "School Site") for the construction and operation of a K-5 charter school (the "Charter School"). The Charter School shall be subject to approval by the County under separate application. Said application shall be subject to approval by the Public Works Department Traffic Concurrency Section in addition to the review and approvals required by local and state laws and regulations. Subject to said approvals, the Charter School shall be in operation for the 2007-2008 school year. Until all of the required approvals for the Charter School are granted, the School Site shall be maintained as open/green space. In the event that the Charter School is not approved by all of the appropriate agencies, the school site shall remain as open space, and the owner may proceed with the development of the property as provided herein."

The purpose of the request is to allow the applicant to change the opening of the Charter School from the 166th Certificate of Occupancy to the 2007 – 2008 school year.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under Section 33-311 (A)(7) (Generalized Modification Standards) or Section 33-311(A)(17) (Modification or Elimination of Conditions or Covenants after Public Hearing)

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APPLICANT: SUMMERVILLE DEVELOPMENT INC.

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SUBJECT PROPERTY: The NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, less the north 902.55' and the north $\frac{1}{2}$ of the north $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, less the street dedication, in Section 24, Township 56 South, Range 39 East. Less that W/ly portion described as follows: Commence at the Southeast corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ and run N0°37'15"W along the east line of the SE $\frac{1}{4}$ of Section 24, Township 56 South, Range 39 East for a distance of 422.88' to a point; thence run S88°18'35"W along a line being 902.55' from the north line of the SE $\frac{1}{4}$ of said Section 24, measured at right angle for a distance of 1,009.78' to the Point of Beginning; thence continue S88°18'35"W for a distance of 330.26' to a point; thence run S0°42'47"E for a distance of 757.84' to a point; thence run N88°9'38"E for a distance of 330.52' to a point; thence run N0°43'53"W, for a distance of 756.98' to the Point of beginning. AND: the north $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 19, Township 56 South, Range 40 East, less the west 35' thereof. AND: The SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ less the east 175' of the north 75' and NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ in Section 19, Township 56 South, Range 40 East. AND: The north $\frac{3}{4}$ of the west $\frac{1}{2}$ of the east $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 19, Township 56 South, Range 40 East, less the south 65' thereof for road. AND Commence at the Southeast corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ and run N0°37'15"W along the east line of the SE $\frac{1}{4}$ of Section 24, Township 56 South, Range 39 East for a distance of 422.88' to a point; thence run S88°18'35"W along a line being 902.55' from the north line of the SE $\frac{1}{4}$ of said Section 24, measured at right angle for a distance of 1,009.78' to the point of beginning; thence continue S88°18'35"W for a distance of 330.26' to a point; thence run S0°42'47"E for a distance of 757.84' to a point; thence run N88°9'38"E for a distance of 330.52' to a point; thence run N0°43'53"W, for a distance of 756.98' to the point of beginning.

LOCATION: Lying south of SW 242 Street, north of SW 248 Street and lying on both sides of SW 117 Avenue, Miami-Dade County Florida

SIZE OF PROPERTY: 60 Acres

PRESENT ZONING: PAD (Planned Area Development – 20 acres min. Mixed residential and convenience retail services. Density depends on Master Plan, neighborhood studies and neighborhood development)

HEARING NO. 05-7-CZ15-4 (04-388)

23-56-39
Council Area 15
Comm. Dist. 8

APPLICANTS: D & A ISAAC INVESTMENT GROUP & RAMLE INTERNATIONAL CORP.

AU to RU-1M(a)

SUBJECT PROPERTY: The south $\frac{1}{2}$ of the west $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, all in Section 23, Township 56 South, Range 39 East, less the south 35' and the west 25'

LOCATION: The Northeast corner of S.W. 248 Street & S.W. 128 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.6 gross acres

AU (Agricultural – Residential)

RU-1M(a) (Modified Single Family 5,000 sq. ft. net)

APPLICANTS: BU MOTORS II L. L. C., ET AL

- (1) SPECIAL EXCEPTION to permit an automobile dealership and repair facility.
- (2) MODIFICATION of Resolution #4ZAB-467-78, approved and adopted by the Zoning Appeals Board, only as it applies to the subject property and reading as follows:

FROM: "2. 'Phase II Cutler Ridge Mall,' as prepared by Edward J. De Bartolo and dated 11/9/78. Landscape plan entitled "Cutler Ridge Mall, Phase Two," as prepared by Walter Taft Bradshaw, Landscape Architect and dated 9-25-78."

TO: "2. That in the approval of the plan, the same be substantially in accordance with the plan submitted for the hearing entitled, 'Mercedes-Benz of Southland,' as prepared by McIntosh Architecture, consisting of 7 pages dated revised 6/15/05 and "Landscape Plans," as prepared by O'Leary Richards Design Associates, Inc., consisting of 5 pages dated 6/15/05.

The purpose of this request is to allow the applicant to submit revised site plans for the mall showing an automobile dealership.

- (3) Applicant is requesting to permit buildings setback a minimum of 20' (25' required) from any street or thoroughfare.
- (4) Applicant is requesting to permit parking back-out area of 18' (22' required).
- (5) Applicant is requesting to permit a landscaped buffer of 10' (15' required) along the front and side streets (east & south property lines).
- (6) Applicant is requesting to permit 0 trees within a parking lot (1 tree for every 80 sq. ft. required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or covenants After Public Hearing) and approval of requests #3 - #5 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and approval of request #6 under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: PARCEL "A": A parcel of land in Section 7, Township 56 South, Range 40 East, Miami-Dade County Florida, being more particularly described as follows:

Commencing at the center of said Section 7, run S01°01'34"E along the west line of the SE ¼ of said Section 7 for a distance of 843.32' to a Point of intersection with the W/ly projection of the N/ly Right-of-Way line of S.W. 211 Street; thence run N88°58'26"E along the W/ly projection of the N/ly Right-of-Way line and along the N/ly Right-of-Way line of S.W. 211 Street for a

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APPLICANTS: BU MOTORS II L. L. C., ET AL

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distance of 979.68' to a Point of a curvature of a circular curve to the left having a radius of 1,854.86'; thence run NE/ly along the arc of said curve through a central angle of 20°22'07" along the said N/ly Right-of-Way line of S.W. 211 Street for an arc distance of 659.40' to a Point of tangency; thence run N68°36'19"E along the N/ly Right-of-Way line of S.W. 211 Street for a distance of 664.78' to a Point of intersection with a circular curve concave to the Northeast having a radius of 25' and a radial bearing of N21° 23'41"W to the center of said curve, said point being the Point of beginning; thence run SW/ly and NW/ly along the arc of said curve through a central angle of 90°00'00" for an arc distance of 39.27' to a Point of tangency; thence run N21°23'41"W for a distance of 70.03' to a Point of curvature of a circular curve to the left having a radius of 200'; thence run NW/ly along the arc of said curve through a central angle of 27°16'30" for an arc distance of 95.21' to a Point of tangency; thence run N48°40'11"W for a distance of 18.85' to a Point of curvature of a circular curve to the right having a radius of 25'; thence run NW/ly & NE/ly along the arc of said curve through a central angle of 90°00'00" for an arc distance of 39.27' to a point; thence run N41°19'49"E for a distance of 25' to a Point of curvature of a circular curve to the left having a radius of 335'; thence run NE/ly along the arc of said curve through a central angle of 50°00'00" for an arc distance of 292.34' to a Point of tangency; thence run N08°40'11"W for a distance of 84.39' to a Point of curvature of a circular curve to the right having a radius of 25'; thence run NW/ly & NE/ly along the arc of said curve through a central angle of 82°13'06" for an arc distance of 35.87' to a Point of tangency; thence run N73°32'55"E for a distance of 317.65' to a Point of curvature of a circular curve to the right having a radius of 25'; thence run SE/ly along the arc of said curve through a central angle of 90°00'00" for an arc distance of 39.27' to a Point of tangency; thence run S16°27'05"E along the SW/ly Right-of-Way line of the Homestead Extension of Florida's Turnpike access road (S.R. #821) for a distance of 447' to a Point of curvature of a circular curve to the right having a radius of 81.5'; thence run SE/ly & SW/ly along the arc of said curve through a central angle of 85°03'24" for an arc distance of 120.99' feet to a Point of tangency; thence run S68°36'19"W along the N/ly Right-of-Way line of S.W. 211 Street for a distance of 415' feet to the Point of Beginning. PARCEL "B": A parcel of land lying in Section 7, Township 56 South, Range 40 East & being more particularly described as follows:

Commencing at the center of said Section 7, said point also being the centerline of S.W.112 Avenue; thence S01°01'34"E along the centerline, said line also being the west line of the SE ¼ of said section, a distance of 843.32' to a Point of intersection with the N/ly Right-of-Way line of Cutler Ridge Boulevard (S.W. 211 Street) extended: thence N88°58'26"E along the extended portion of and the said N/ly line a distance of 979.68'; thence 659.4' along an arc to the left having a radius of 1,854.86' & a chord of 655.93' feet with the delta angle being 20°22'07"; thence N68°36'19"E, a distance of 664.78' to a Point of cusp (the last two courses and distances being coincident with the said N/ly line); thence 39.27' along an arc to the right having a radius of 25' & a chord of 35.35' with the delta angle being 90°00'00"; thence N21°23'41"W, a distance of 70.03' to a point; thence 95.21' along an arc to the left having a radius of 200' & a chord of 94.31' with the delta angle being 27°16'30"; thence N48°40'11"W, a distance of 18.85' to a point; thence 39.27' along an arc to the right having a radius of 25' & a chord of 35.35' with the delta angle being 90°00'00"; thence N41°19'49"E, a distance of 25' to a point; thence 292.34' along an arc to the left having a radius of 335' & a chord of 283.15' with the delta angle

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APPLICANTS: BU MOTORS II L. L. C., ET AL

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being 50°00'00"; thence N08°40'11"W, a distance of 84.39' to the Point of beginning of the following description:

thence continue N08° 40'11"W, a distance of 333.07' to a point; thence 35.87' feet along an arc to the right having a radius 25' & chord of 32.87' with the delta angle 82°13'06"; thence N73°32'55"E, a distance of 297.55' to a point on the W/ly Right-of-Way line of S.R. 821; thence S16°27'05"E along said W/ly line, a distance of 355' to a Point of cusp; thence 39.27' along an arc to the left having a radius of 25' and a chord of 35.36' with the delta angle being 90°00'00"; thence S73°32'55"W, a distance of 317.65' to a point; thence 35.87' along an arc to the left having a radius of 25' & a chord of 32.87' with the delta angle being 82°13'06" to the Point of beginning. PARCEL "C": A parcel of land lying in Section 7, Township 56 South, Range 40 East & being more particularly described as follows:

Commencing at the center of said Section 7, said point also being the centerline of S.W. 112 Avenue; thence S01°01'34"E along said centerline, said line also being the west line of the SE¼ of said section, a distance of 843.32' to a Point of intersection with the N/ly Right-of-Way line of Cutler Ridge Boulevard (SW 211 Street) extended; thence N88°58'26"E along the extended portion of & said N/ly line a distance of 979.68' to the Point of curvature of a circular curve to the left, having a radius of 1,854.86' & a central angle of 17°53'44", a distance of 579.34' to the Point of beginning, said point being on the arc of a circular curve to the right, at which the radius point bears N23°51'21"E; thence NW/ly & N/ly along the arc of said curve, having a radius of 65' & a central angle of 45°12'39", a distance 51.29' to the Point of tangency; thence N20°56'00"W, a distance of 7.81' to the Point of curvature of a circular curve to the right; thence N/ly NE/ly, & E/ly along the arc of said curve having a radius of 35' & a central angle of 98°12'03" a distance of 59.99' to the Point of reverse curvature of a circular curve to the left; thence E/ly along the arc of said curve having a radius of 600' & a central angle 08°34'15", a distance of 89.75' to the Point of tangency; thence N68°41'48"E, a distance of 155.73' to the Point of curvature of a circular curve to the left; thence E/ly & NE/ly along the arc of said curve having a radius of 550' and a central angle of 27°21'59", a distance of 262.7' to the Point of tangency; thence N41°19'49"E, a distance of 102.69' to the Point of curvature of a circular curve to the right; thence NE/ly, E/ly & SE/ly along the arc of said curve having a radius of 25' & a central angle of 90°00'00", a distance of 39.27' to the Point of tangency; thence S48°40'11"E, a distance of 18.85' to the Point of curvature of a circular curve to the right; thence SE/ly and S/ly along the arc of said curve having a radius of 150' & a central angle of 27°16'30", a distance of 71.41' to the Point of tangency; thence S21°23'41"E, a distance of 70.03' to the Point of curvature of a circular curve to the right; thence S/ly, SW/ly & W/ly along the arc of said curve having a radius of 25' & a central angle of 90°00'00", a distance of 39.27' to the Point of tangency; thence S68°36'19"W, a distance of 564.78' to the Point of curvature of a circular curve to the right; thence W/ly along the arc of said curve having a radius of 1,854.86' & a central angle of 02°28'23", a distance of 80.06' feet to the Point of beginning (the last two courses and distances being coincident with the N/ly Right-of-Way line of Cutler Ridge Boulevard (SW 211 Street)).

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HEARING NO. 05-7-CZ15-5 (04-407)

7-56-40
Council Area 15
Comm. Dist. 8

APPLICANTS: BU MOTORS II L. L. C., ET AL

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LOCATION: The Northwest corner of S.W. 211 Street & S. R. #821, Miami-Dade County, Florida.

SIZE OF PROPERTY: 10.3 Acres

PRESENT ZONING: BU-2 (Business – Special)

APPLICANT: SOUTHEAST NARANJA ROCK L. L. C.

- (1) BU-3 & BU-2 to BU-2
- (2) SPECIAL EXCEPTION to permit a multi-family apartment development in a business zone.
- (3) Applicant is requesting to waive the required 5' high masonry wall where a commercially zoned property abuts a residentially zoned property to the southeast.
- (4) Applicant is requesting to permit a landscaped buffer area with a 4' high wall (6' high wall, fence or hedge required) along a dissimilar land use to the south.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #3 and request #4 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Condominium Conversion," as prepared by Second Home Development, Inc., consisting of 13 pages; "A-Landscaping," dated 5/16/05 and "A-Parking," dated revised 6/9/05 and the remaining 11 pages dated 2/1/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "A", NARANJA LAKES TRACT, Plat book 104, Page 14.

LOCATION: 27707 South Dixie Highway, Miami-Dade County, Florida

SIZE OF PROPERTY: 4.52 Gross Acres

BU-3 (Business – Liberal)
BU-2 (Business – Special)